

MAVERICK PLAZA | S. ALAMO ST. | SAN ANTONIO, TX

Plaza Improvements | MAY 07, 2019

PRESENTERS:

CoSA

Councilman Robert Trevino

Daniel Salas (TCI Project Manager)

Rhea Roberts (Special Projects Manager)

Paul Berry (Chief Communications Officer)

LOCATION:

San Antonio Central
Library

DATE:

05/07/2019

DESIGN TEAM:

Fisher Heck Architects (Architecture):

Lewis Fisher

Mark Navarro

MP Studio (Landscape Architecture):

Mark Padilla

Cecilia Garcia- Hours

Kerry Niester

Alaina Parker

Raymond Aguilar

Alec Sawtelle

Grayson Borchardt

TIME:

6:00- 8:00 PM

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A. MEETING SUMMARY:

A public meeting to collect input on design of the public improvements associated with the Maverick Plaza Culinary Concept was held Tuesday, May 7th at the Central Library. Approximately 100 people attended, 86 signed in. CCM Robert Trevino opened the meeting and Chef Johnny Hernandez made remarks. Representatives from the City Manager's Office, TCI, CCDO, and World Heritage Office were present. Designers from MP Studio Landscape Architecture and Fisher Heck Architects gave a presentation on La Villita's history, background of the project, and their design process. They then facilitated 9 table discussions to collect input on attendees' preferences for the visual character of the space and design elements attendees feel are the most and least important. The team also collected 26 comment cards. A meeting to present design concepts will be held in late summer or early fall and a survey to collect more input will be developed at that time.

B. REMARKS & CONTENT:

Chief Communications Officer Paul Berry opened by welcoming Councilman Roberto Trevino and Chef Johnny Hernandez. CCM Robert Trevino spoke about the project scope and objectives while Johnny Hernandez shared the Culinary Concept goals of advancing San Antonio's culinary traditions by creating three restaurants that showcase Mexican, Spanish and German culinary traditions. TCI Project Manager, Danial Salas, followed by thanking those in attendance and introducing the project design team.

Mark Padilla with the design team provided an overview of the project context and goals. The group was then walked through the historic and non historic buildings at La Villita and was given a brief history of the plaza by Lewis Fisher.

Mark Navarro transitioned by discussing the existing conditions of the site and the approved feasibility study and plan. Kerry Neister then reviewed a functional use diagram which led into an overview of the character of the plaza. Cecilia Garcia-Hours closed by discussing placemaking elements and provided instructions for the group activities.

C. VISUAL PREFERENCE EXERCISE RESULTS

Description: Images of eight design elements of varying materials, styles and character were displayed on full size boards as shown below, each participant received 16 green and 16 red dots to select their likes (with the green dots) and dislikes (with the red dots). Participants discussed trends and results with 8-10 individuals seated at their table. Elements depicted include: water, shade, wayfinding, paving, seating, planting, lighting and food.



* Reference Appendix A for complete design elements and results.

The outline below summarizes preferences selected by meeting attendees and participants regarding materials, style and character:

WATER:

- Water features are approachable/human scale
- Runnel water features and terraced water fountains
- Colored tile work
- Barcelona tiles
- Use of metal components

SHADE:

- Metal shade structures
- Warm tones/colors
- Neutral and Corten steel
- Clean lines that created interesting shadow at ground level
- Use of vines and trailing vegetation

WAYFINDING:

- Ground plane signage
- Combined with vegetation
- Metal material/ neutral palette
- Font /text icons
- Use of historic infographics

PAVING:

- Use of Tile
- Neutral rectilinear pavers
- Clay and concrete decorative tile
- Break-up paving with planting

SEATING:

- Multi-purpose seat walls
- Clean /straight lines
- Concrete/ Metal/ Wood Accent
- No Colors seating

PLANTING:

- Naturalistic
- Native and Xeric Plants
- Palms
- Mass Plantings

LIGHTING:

- Warm Lighting used at vegetation or water features
- Lighting used in seating and other creative ways
- Festoon/Pendant lights
- Subtle lighting, not bright or cool colored

FOOD:

- Smaller in scale
- Subtle using Warm palette and colors
- Outdoor dining /seating
- Wood with metal accents

D. PRIORITIZATION GROUP ACTIVITY RESULTS:

Description: Design Elements were displayed on a board, 8-10 participants collectively ranked the elements in order of importance with 1 being the most important to 8 being the least important element. The design elements included: water, shade, wayfinding, paving, seating, planting, lighting and food.

The results of the prioritization activity showed the top priorities identified by the community during the public input session.

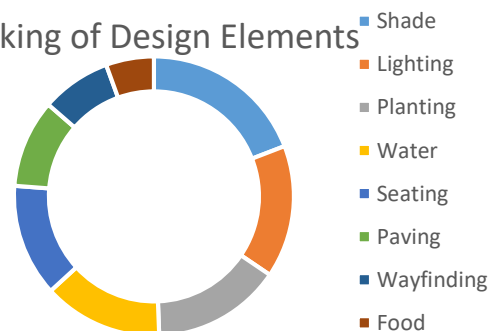
	GROUP 1	GROUP 2	GROUP 3	GROUP 4	GROUP 5	GROUP 6	GROUP 7	GROUP 8	GROUP 9
1 (8 pts.)	Paving	Shade	Shade	Wayfinding	Shade	Shade	Seating	Shade	Lighting
2 (7 pts.)	Planting	Water	Planting	Lighting	Lighting	Water	Shade	Seating	Shade
3 (6 pts.)	Lighting	Planting	Lighting	Shade	Paving	Planting	Planting	Food	Planting
4 (5 pts.)	Water	Seating	Paving	Seating	Water	Seating	Lighting	Wayfinding	Water
5 (4 pts.)	Shade	Paving	Water	Water	Planting	Lighting	Water	Water	Seating
6 (3 pts.)	Seating	Lighting	Seating	Planting	Wayfinding	Wayfinding	Paving	Lighting	Food
7 (2 pts.)	Wayfinding	Food	Wayfinding	Paving	Seating	Paving	Food	Planting	Paving
8 (1 pts.)	Food	Wayfinding	Food	Food	Food	Food	Wayfinding	Paving	Wayfinding

The table above outlines how each group ranked the design elements. In an effort to quantify results the ranks have a corresponding numerical value from eight to one, with the element ranked first receiving eight points, second receiving seven points, third receiving six points, fourth receiving five points, fifth receiving four points, sixth receiving three points, seventh receiving two points and the eighth receiving one point. In the case of a tie between two options the option received the average of the points for the ranks.

 = Tie Between Design Options

OVERALL RANK	POINTS
1. Shade	63 Points
2. Lighting	49.5 Points
3. Planting	48 Points
4. Water	44.5 Points
5. Seating	42 Points
6. Paving	33 Points
7. Wayfinding	26 Points
8. Food	18 Points
TOTAL POINTS:	324 Points

Ranking of Design Elements



Along with the eight design elements participants were given a section to write in comments, thoughts or other design elements. These results are recorded below.

- Warm Lighting (Follow San Antonio Master Lighting Plan)
- Visibility (Take Down Wall/ Grand Entry)
- Music
- Space for Frontier Town during NIOSA
- Open Space
- Flexible Seating
- Public Restrooms
- Attention to the history of La Villita
- Restrooms for Public
- Movable/ Flexible/ Multi-functional Furniture
- Authenticity
- Historical Interpretation
- Performance Space
- Transportation and Parking
- Transitions to Other Areas
- Creative Solutions

E. Summary Of Comments Received

Need Additional Content Provided by Daniel

F. Application: How Will Input Be Used?

The results obtained during the public input meeting and captured in this report will help inform the plaza's design. The visual preference exercise allows the design team to make materials selections, understand the mood/style of built elements, site layout, landscape, and similar design features, which will be incorporated in the plaza design aesthetic.

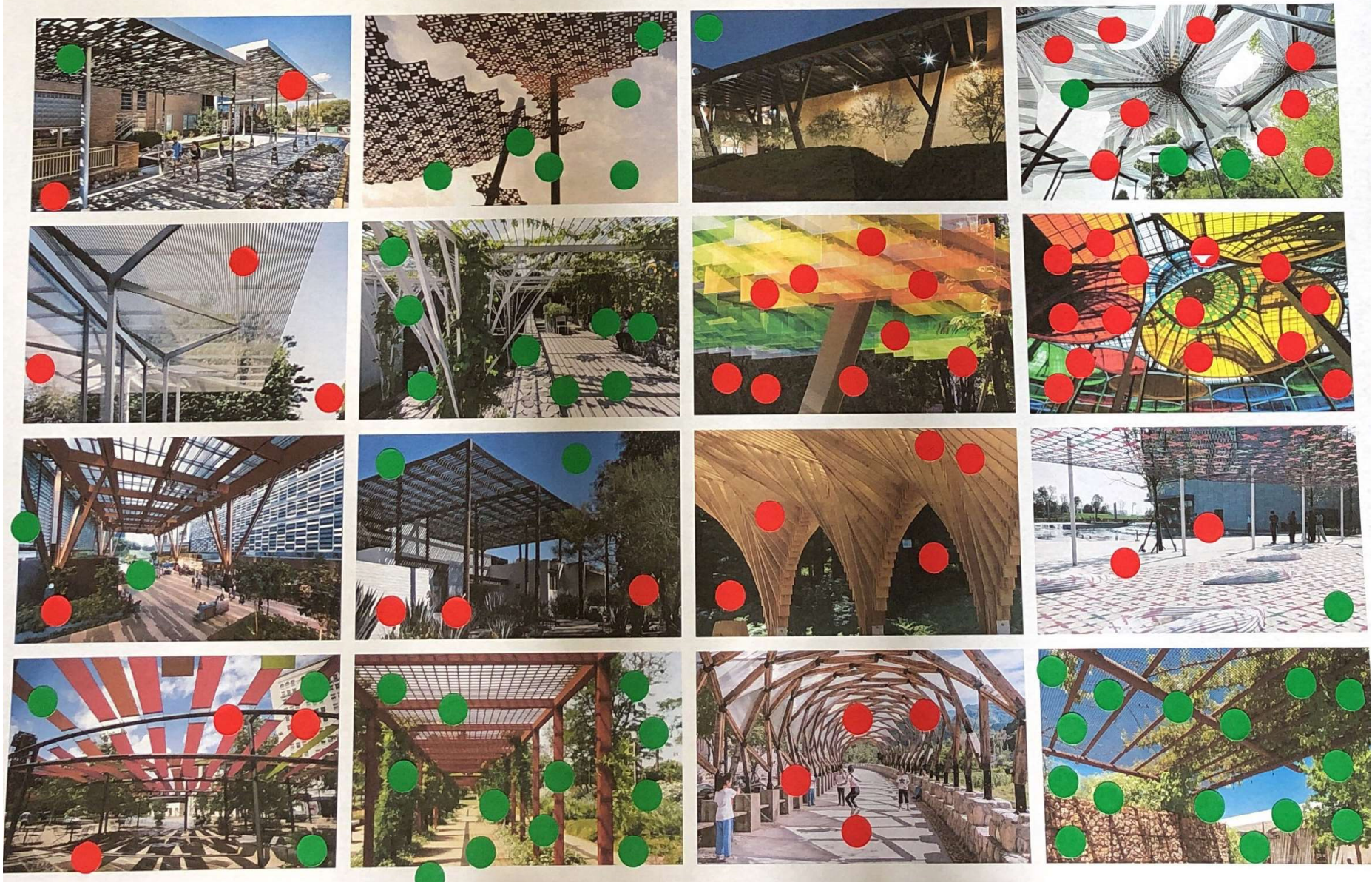
The prioritization group activity helps document collaborative consensus while satisfying the varied needs of the participants and plaza end-users. Based on the results the design team has clear direction about the most important design elements to the overall plaza in terms of providing the users the best experience and comforts while visiting the plaza.

G. A: Visual Preference Exercise & Results



WATER





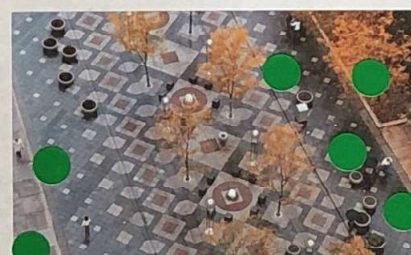
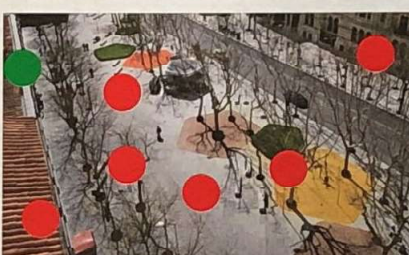
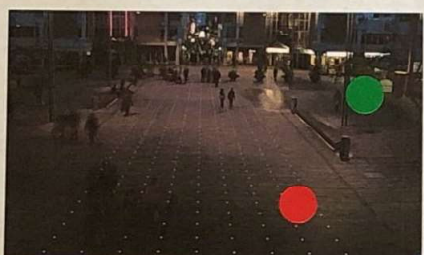
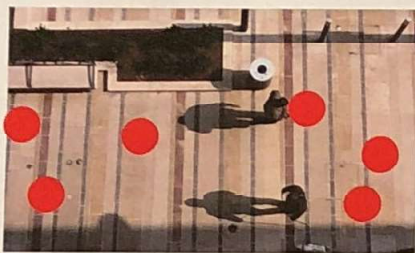
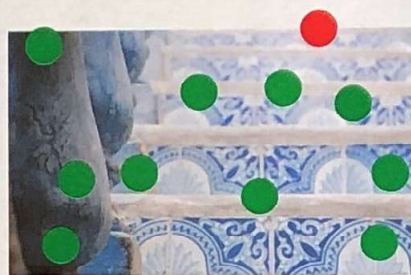
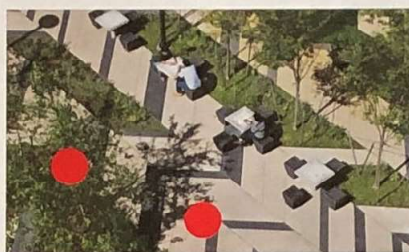
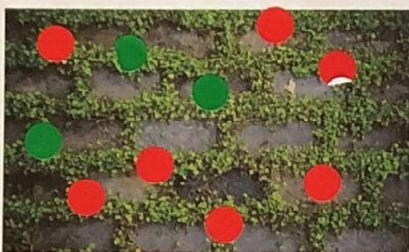
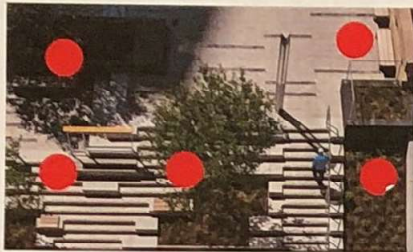
SIGNAGE



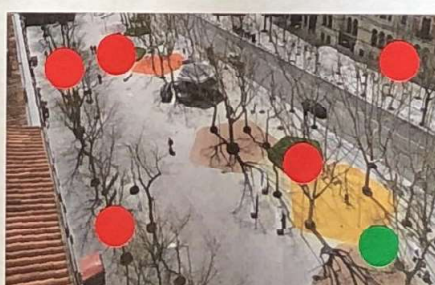
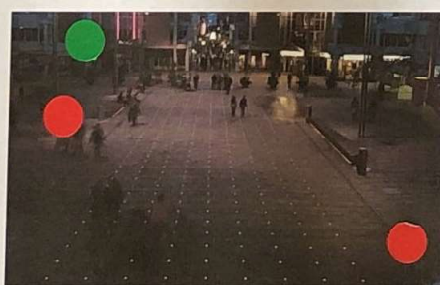
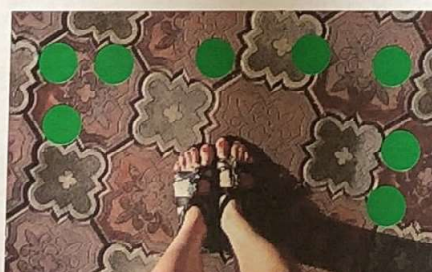
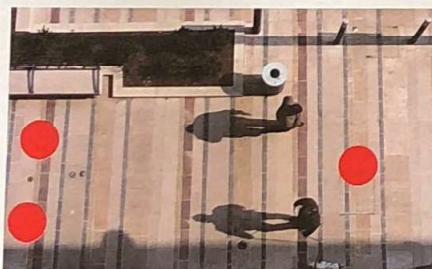
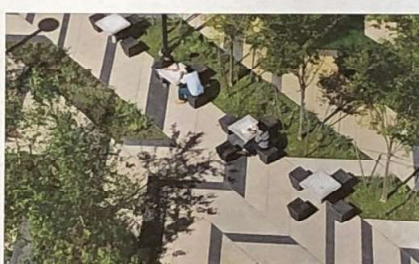
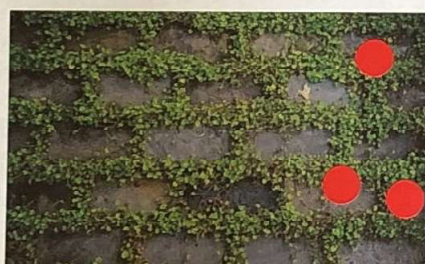
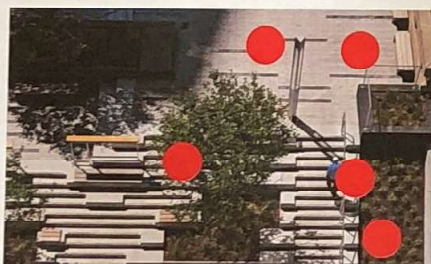
SIGNAGE



PAVING

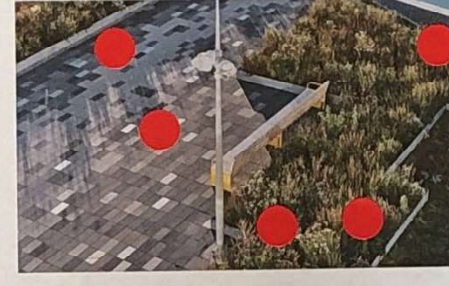
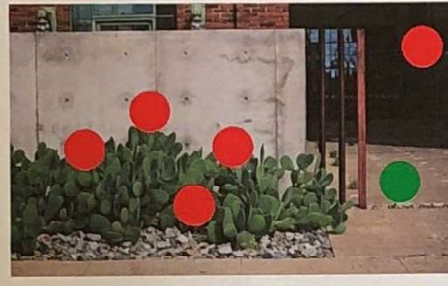
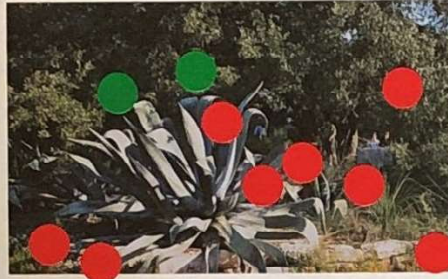
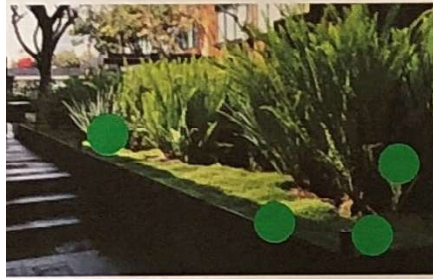
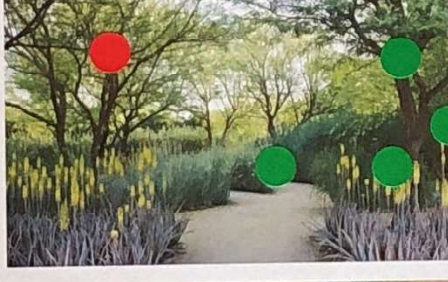


PAVING

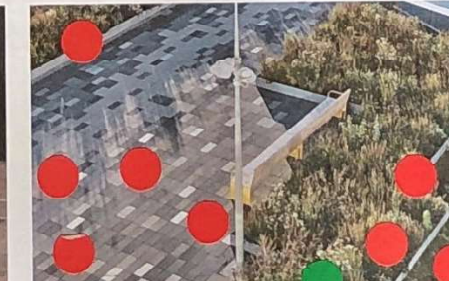
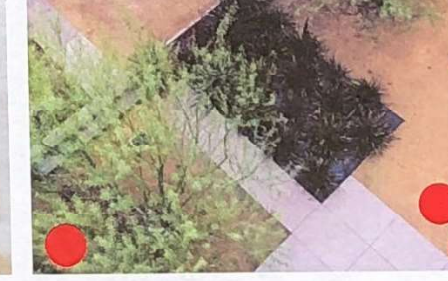




VEGATATION



VEGATATION



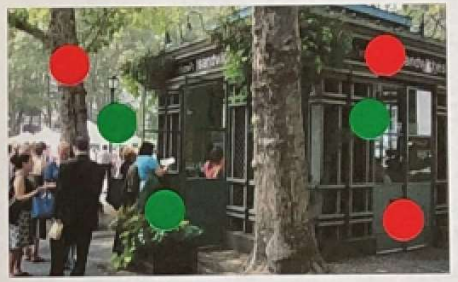
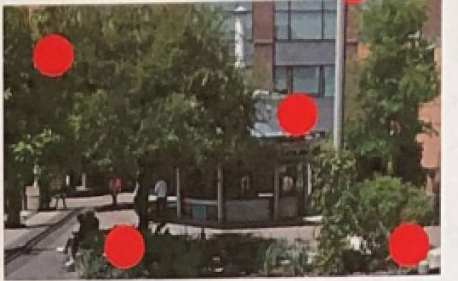
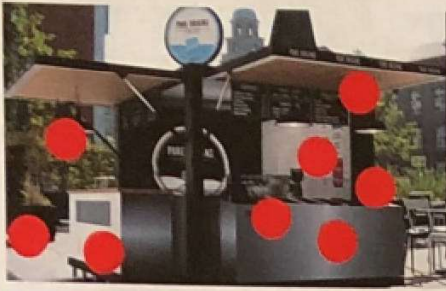
LIGHTING



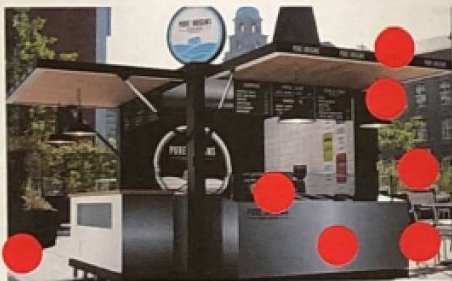
LIGHTING



KIOSKS



KIOSKS



H. Appendix B: Prioritization Group Surveys

What is most important to you?

Help us prioritize the elements of design that are most important for Maverick Plaza

The project team is working on providing as many improvements as the budget permits, however not all elements may be customized / signature elements due to budget limitations. (Please rank each of the following categories in order of importance with 1 being the most important to 8 being the least important category.)

5/6 WATER	1 SHADE	4 WAYFINDING	8 PAVING
			
2 SEATING	7 PLANTING	5/6 LIGHTING	3 FOOD
			
<input type="checkbox"/> OTHER, PLEASE FILL IN THE BLANKS:			
MUSIC			
SPACE FOR FRONTIER TOWN DURING NIOSA			
OPEN SPACE			
FLEXIBLE SEATING			

What is most important to you?

Help us prioritize the elements of design that are most important for Maverick Plaza









The project team is working on providing as many improvements as the budget permits, however not all elements may be customized / signature elements due to budget limitations. (Please rank each of the following categories in order of importance with 1 being the most important to 8 being the least important category.)

4 WATER	2 SHADE	6 WAYFINDING	7 PAVING
			
5 SEATING	3 PLANTING	1 LIGHTING	6 FOOD
			
<input type="checkbox"/> OTHER, PLEASE FILL IN THE BLANKS:			
* WARM LIGHTING * VISIBILITY			
- FOLLOW SA			
- MASTER LIGHTING			
- PLAN			
- TAKE DOWN			
- PEARL EXIST			
- ACTIVITY			

What is most important to you?

Help us prioritize the elements of design that are most important for Maverick Plaza

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4 WATER 	5 SHADE 	7 WAYFINDING 	1 PAVING 
6 SEATING 	2 PLANTING 	3 LIGHTING 	FOOD 

STREET FOOD

OTHER, PLEASE FILL IN THE BLANKS:

SEATING 2 SIDES - DUAL FUNCTION
- STORAGE

MUSIC - PLACE TO GO & HANG-OUT
BE CREATIVE - HAVE IT ALL

MARK PHORIA (TABLE)

What is most important to you?

Help us prioritize the elements of design that are most important for Maverick Plaza

The project team is working on providing as many improvements as the budget permits, however not all elements may be customized / signature elements due to budget limitations. (Please rank each of the following categories in order of importance with 1 being the most important to 8 being the least important category.)

2 WATER 	1 SHADE 	8 WAYFINDING 	5 PAVING 
4 SEATING 	3 PLANTING 	6 LIGHTING 	7 FOOD 

OTHER, PLEASE FILL IN THE BLANKS:

HISTORICAL INTERPRETATION

BIRDS

PERFORMANCE SPACE

TRANSFORMATION & PARKING

TRANSITIONS TO OTHER AREAS (YANAGUANA)

What is most important to you?

Help us prioritize the elements of design that are most important for Maverick Plaza

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5 WATER 	7 SHADE 	7 WAYFINDING 	4 PAVING 
6 SEATING 	1 PLANTING ↑ 	3 LIGHTING 	8 FOOD 

OTHER, PLEASE FILL IN THE BLANKS:

IS THIS STUFF GONNA BE MOVABLE; FLEXIBILITY

AUTHENTICITY

What is most important to you?

Help us prioritize the elements of design that are most important for Maverick Plaza

The project team is working on providing as many improvements as the budget permits, however not all elements may be customized / signature elements due to budget limitations. Please rank each of the following categories in order of importance with 1 being the most important to 8 being the least important category.)

5 WATER 	5 SHADE 	1 WAYFINDING 	7 PAVING 
4 SEATING 	6 PLANTING 	2 LIGHTING 	8 FOOD 

OTHER, PLEASE FILL IN THE BLANKS:

Restrooms for the public

What is most important to you?

Help us prioritize the elements of design that are most important for Maverick Plaza

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<div>4</div> <div>WATER</div> <div></div> <div><i>Keep existing fountain</i></div>	<div>1</div> <div>SHADE</div> <div></div> <div><i>Also</i></div>	<div>6</div> <div>WAYFINDING</div> <div></div> <div><i>Signage for the building, not the room, NO WAYFINDING</i></div>	<div>3</div> <div>PAVING</div> <div></div> <div><i>practical double to be compatible with the historic area</i></div>
<div>7</div> <div>SEATING</div> <div></div> <div><i>Simple removable material</i> <i>Compatible w/ historic District</i></div>	<div>5</div> <div>PLANTING</div> <div></div> <div><i>Minimal tree planting</i></div>	<div>2</div> <div>LIGHTING</div> <div></div> <div><i>Low mood lighting</i></div>	<div>8</div> <div>FOOD</div> <div></div> <div><i>Less the better</i> <i>NO KIOSKS</i> <i>at night</i> <i>at this place</i> <i>steakhouse</i> <i>4 blocks</i></div>

☐ OTHER, PLEASE FILL IN THE BLANKS:

Design must follow historic guidelines for materials, lighting & plantings.
Must leave sufficient space for NIOSA booths & grills
Where are the Public Restrooms???

What is most important to you?

Help us prioritize the elements of design that are most important for Maverick Plaza

The project team is working on providing as many improvements as the budget permits, however not all elements may be customized / signature elements due to budget limitations. (Please rank each of the following categories in order of importance with 1 being the most important to 8 being the least important category.)

<div>2</div> <div>WATER</div> <div></div>	<div>1</div> <div>SHADE</div> <div></div>	<div>6</div> <div>WAYFINDING</div> <div></div>	<div>7</div> <div>PAVING</div> <div></div>
<div>4</div> <div>SEATING</div> <div></div> <div><i>But not like this</i></div>	<div>3</div> <div>PLANTING</div> <div></div>	<div>5</div> <div>LIGHTING</div> <div></div>	<div>8</div> <div>FOOD</div> <div></div>

☐ OTHER, PLEASE FILL IN THE BLANKS:

Please pay attention to the History of La Villita - plazas, a museum, And keep the M. Maverick Statue in tact and sagmore. And do not mess with the peaceful, quaint, cultural ambience of the parts of the Village (other than MUK Plaza)
Restroom!!!

What is most important to you?

Help us prioritize the elements of design that are most important for Maverick Plaza

The project team is working on providing as many improvements as the budget permits, however not all elements may be customized / signature elements due to budget limitations.
(Please rank each of the following categories in order of importance with 1 being the most important to 8 being the least important category.)

☒ 4 WATER



☐ SHADE



☒ 8 WAYFINDING



☒ 5 PAVING



☒ 1 SEATING



☐ PLANTING



☒ 3 LIGHTING



☒ 7 FOOD



☐ OTHER, PLEASE FILL IN THE BLANKS:

Public Restrooms!

I. Appendix C: Comment Cards Summary

- Comment 1: Please improve the Maverick Plaza with shade, light, water features; stages for events and public facilities everything should reflect the original feeling of La Villita; nothing modern (this is not New York). No Restaurants we're in San Antonio and need a venue to draw people into the area. Events that bring people weekly.
- Comment 2: Opposite from Alamo St. there is a gate separating the shops at this time (they are locked gates). Will they remain locked or will that gate be taken down? Will village shops stay opened later? Need restrooms for public in the area. Where will there be more parking? Will restaurants comp parking fees?
- Comment 3: Functional kiosks for private event use needed. Movable shading also needed. Will the kiosks-shading make private events guest counts smaller?
- Comment 4: Hope the city holds true to the community and cultural space. While fountains, sculptors and planters are nice would prefer to keep enough open space for festivals, events, weddings and such. Use moveable furnishings and features to accommodate as many activities throughout the year.
- Comment 5: No Restaurants!!! Keep Historical Ambiance
- Comment 6: Please Keep the balancing of history and modernization to a minimum and free for clients to host "memories" for events
- Comment 7: What about the smells from grease traps and dumpsters from fully operational restaurants the plaza will smell and have flies at 106 degrees in August
- Comment 8: Need to keep with the historical theme of the plaza
- Comment 9:
 - 1.) Are the La Villita tenants being given the same sweet deal as Johnny Hernandez?
 - 2.) What happens to our tax dollars and who owns the buildings if the restaurant fails?
 - 3.) Are accommodations being made for frontier town and French Quarter footprint for NIOSA?
 - 4.) NIOSA pays rent of over \$200,000 (\$239 K in 2018) Why is Jonny paying so much less?
- Comment 10:
 - 1.) Where are the restrooms?
 - 2.) What do the kiosks contain? (This could create a very circus, bazaar, irreverent atmosphere)
 - 3.) Will the current fountain remain in place?
 - 4.) Has there been a foot traffic study done on pedestrian traffic?

- Comment 11: Accessibility for pedestrians, elderly, special needs
 - Shade not to interfere with night events
 - Where will Maverick's statue go?
 - Impact to NIOSA
 - Keep historical look
 - Paving good for pedestrians, elderly and special needs
 - Need public restrooms
 - With three restaurants that will be integral to public space how will waste, dump area be kept clean and not offensive.
- Comments 12: No restroom facilities- this is "supposedly" a place of public accommodation
- Comment 13: Don't "sell" La Villita to the developers. This is a part of San Antonio's history that will be forever lost by this development. Keep the Fountain!
- Comment 14: I liked several design elements on the poster boards, but not for La Villita- a kind of conservatism might be preferable to some of the more avant-garde options displayed.
- Comment 15: Reopening Villita street is needed. It will bring people into La Villita and make it more open. The city has closed way too many streets for developments downtown already. Minimize restaurant footprint.
- Comment 16: 1.) Wayfinding 2.) Lighting 3.) Shade 4.) Seating 5.) Water 6.) Planting 7.) Paving 8.) Food
- Comment 17: No kiosks. Keep the wall- It is La Villita separated from the busy city
- Comment 18: SACS- Don't we own that triangle in front of little Rhine entrance that is within his red line.
- Comment 19: People are not going to hangout without entertainment & adult beverages in the public area.
- Comment 20: By putting three restaurants in and additional shading & other things block the idea of a plaza! Too many kiosks make it look like a carnival midway! Don't need three restaurants in that space.
- Comment 21: I see this development as benefiting the new residential housing in the area and the tourist industry "The people" of San Antonio are not going downtown now. Many have never been to the Riverwalk. Proposed restaurants will have to take business from El Mercado and the Riverwalk, South Town etc. Why come downtown- Restaurants are booming. Nobody knows downtown parking is a big issue- Another new Restaurant "Wow"

- Comment 22: As granddaughter of Maury Maverick, it is very important to me and all the Mavericks to uphold the historical integrity of Maury Maverick Plaza:

1. Keeping the Maverick Statue intact
2. Presenting a historical plaque in his honor, also with a brief story of the works progress administrations involvement, also the conservation society.
3. And there should be a history center and library at La Villita!
4. The rest of the peaceful village of La Villita should remain as is. - Please let me familiarize you with his book and mine "Old Villita and La Villita Continues"

- Comment 23:

1. Looks too modern- not historic enough.
2. You are pushing away the SA people from a public place. No SA people will eat those foods. I'm Mexican decent and I wouldn't eat that.
3. You all talk about history- but all I hear is modernizing of La Villita.
4. Present Mayor talks about transparency, but the public is now just hearing about this project. Shame on the mayor and city council this should be taken to the people of SA for a vote.

- Comment 24: How about put a historical museum that shows and tells the history of San Antonio with lots of photographs.

- Comment 25:

1. Take out Nueva median
2. keep green street along Alamo Street
3. Re-use stone wall rocks.
4. Preserve Fountain.
5. Design to control sound.
6. Design with down lighting.
7. Programming in an important issue.
8. Contractual Controls on Sound

- Comment 26: ABSOLUTELY NO MODERN- Metal buildings! La Villita- the little village- it should represent old San Antonio- native plants. Wooden structures for shade, limestone & stucco exteriors rustic type feel & lighting. With that said this should never have happened at all a better use of the space would be to privatize by contract for caterers' big events. The restaurants will not bring tourist to San Antonio. NIOSA does. If our footprints is shrunk, and the restaurants remain open it defeats its purpose. If NIOSA has less revenue, we cannot help preserving our heritage. The restaurant owners are the only ones making real money. Some improvements- paving, plumbing, restrooms and shading would be good. The concession building makes a cater kitchen. Better signage for all La Villita would be helpful now anyway.

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